

# Whippy Ridge

250.6 (+/-) Acres

Hampton County, SC

Offered at \$1,378,300 (\$5,500/acre)

*There are no conservation easements on this property*

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***Shown by appointment only***

For Showings

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Notes:

1. This is a joint listing with Brown Land + Plantation Advisors
2. This offering is subject to change or withdrawal without notice.

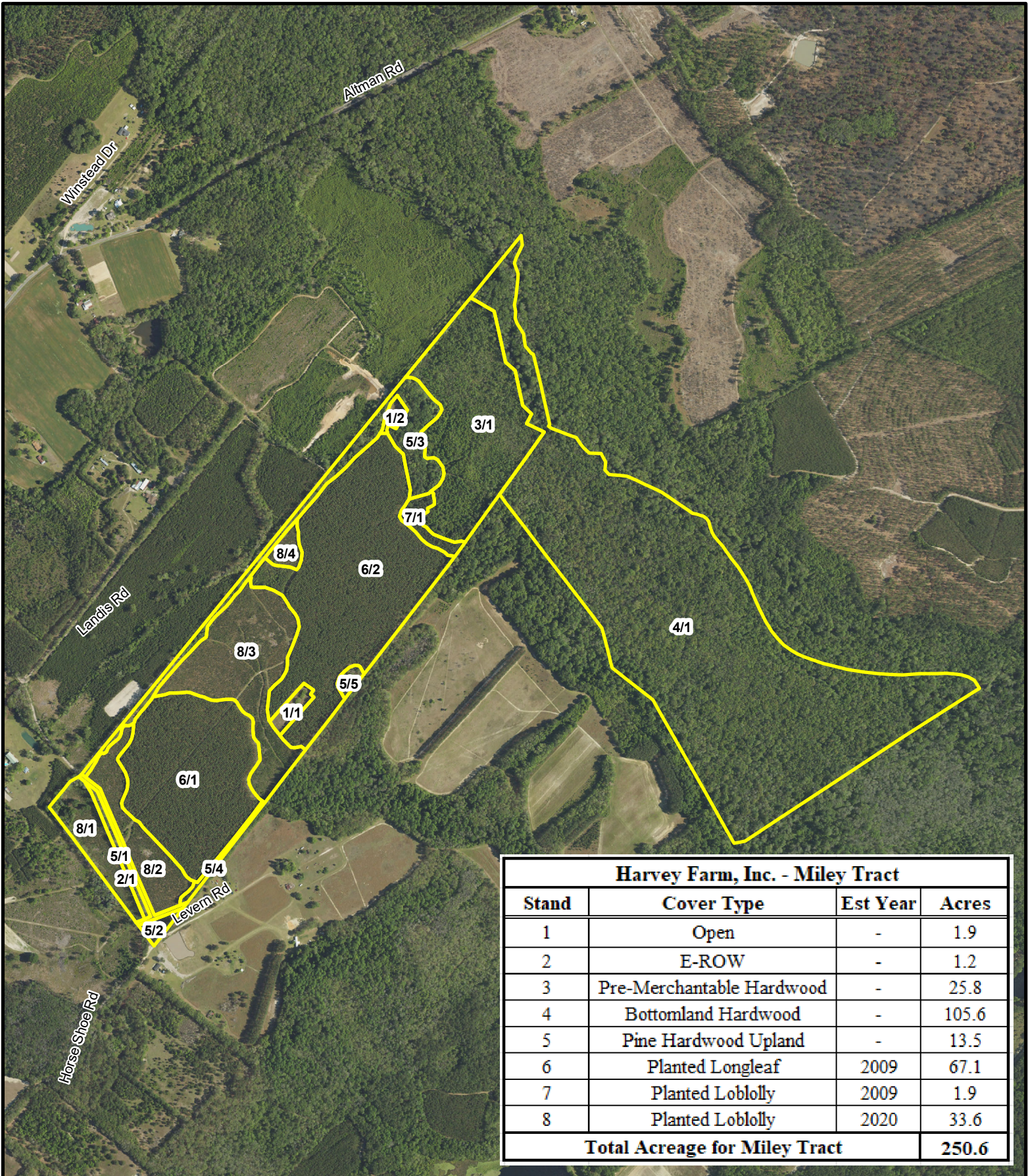


## Whippy Ridge – Property Highlights

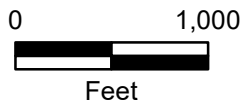
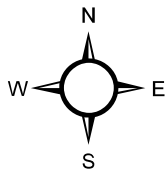
- 250.6 +/- acres near Miley, SC in Hampton County
  - Bordering Whippy Swamp which feeds into the Salkehatchie River
  - 67 (+/-) acres of planted longleaf pine ideal for raking pine straw
  - 35 (+/-) acres of planted loblolly pine
  - Quality road system
  - Ideal hunting retreat with large populations of deer and turkey
  - Well-stocked with varying ages of pine and hardwood timber
  - Timber details will be provided only to prospective buyers who we deem to be financially capable and seriously interested parties
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- 7 +/- miles to Hampton, SC
  - 60 +/- miles to Beaufort, SC
  - 65 +/- miles to Bluffton, SC
  - 72 +/- miles to Savannah, GA
  - No conservation easements

***Note to Brokers: To be eligible for any commission offered by the Seller when purchasing a property listed by Wise Batten, Inc., a cooperating broker must be identified at the time of initial contact and must be present at the initial showing. If these conditions are not met, any cooperating broker compensation will be at the sole discretion of Wise Batten, Inc. Buyers are free to engage and compensate their own brokers independently.***





Harvey Farm, Inc. - Miley Tract			
Stand	Cover Type	Est Year	Acres
1	Open	-	1.9
2	E-ROW	-	1.2
3	Pre-Merchantable Hardwood	-	25.8
4	Bottomland Hardwood	-	105.6
5	Pine Hardwood Upland	-	13.5
6	Planted Longleaf	2009	67.1
7	Planted Loblolly	2009	1.9
8	Planted Loblolly	2020	33.6
<b>Total Acreage for Miley Tract</b>			<b>250.6</b>



Stand Map  
 Whippy Ridge Tract  
 251.4 +/- Tax Acres  
 250.6 +/- GIS Acres  
 Hampton County, SC  
 Date: 5/24/2024  
 2023 Aerial Photography



